

APPROVED DEVELOPMENT CONDITIONS

SEA 84-M-012-02

September 24, 2015

If it is the intent of the Board of Supervisors to approve SEA 84-M-012-02, located at 4217 Evergreen Lane, Tax Map 71-2((02))-27, for a professional office use in an R-5 District, pursuant to Sect. 9-501 and 9-515 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions on the property. Previous conditions carried forward, or with only minor updates are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat (SEA Plat), entitled "Lot 27, Sec B, Alpine, 4217 Evergreen Lane, Annandale", prepared by Inova Engineering Consultants, Inc., and dated June 20, 2015, consisting of 8 sheets, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.*
4. The proposed building shall not exceed 5,516 square feet in area and 30 feet in height, as specified on the SEA Plat, and shall be constructed in general conformance with the location, orientation, and character shown on the SEA Plat. The building architecture shall generally conform to the conceptual building elevations included on Sheet 4 of the SEA Plat, and exterior materials shall be of high quality (no vinyl siding) and compatible with neighboring residential properties.
5. Cellar space and attic areas shall not include ceiling heights above 6'-6" and shall not be utilized as habitable space.
6. Parking shall be provided as shown on the SEA Plat. The three parking spaces within the front yard area shall be surfaced with "grasscrete", or equivalent reinforced turf system, in order to maintain the appearance of a grass lawn.

7. The hours of operation of the site shall not exceed 8:00 A.M. to 5:00 P.M. on weekdays, and 9:00 A.M. to 3:00 P.M. on Saturdays.*
8. Upon issuance of a Non-Residential Use Permit for this Special Exception Amendment, the maximum number of employees that shall be allowed on the site at any one time, to include physician(s), shall be ten (10).*
9. Landscaping shall be provided and maintained in good condition as shown on the SEA Plat, and as conditioned.*
10. Trash and recycling collection for the property shall be handled as a residential use, utilizing roll-out collection bins or similar system typical to neighboring residential properties. Refuse bins shall be located in the rear of the structure, or otherwise shielded from view, when not being collected.
11. Signage for the use shall be subject to Article 12 of the Zoning Ordinance.
12. Proposed barrier fences shall consist of solid wood or otherwise architecturally solid material (not to include exposed ordinary concrete block), and shall be located generally on the internal side of the screening vegetation, rather than along the outside property lines as shown on the SEA Plat, subject to review and approval of DPWES at the time of site plan review.
13. The 4-foot high barrier fence shown on the SEA Plat in the front yard area of the parcel shall be omitted at the time of site plan, resulting in a barrier fence only in the side yard area.
14. Regardless of any calculations shown on the SEA Plat, all applicable tree conservation, stormwater management, and other technical requirements of County Ordinances and/or standards, that are not subject to specific waivers, shall be satisfied at the time of site plan review, to the satisfaction of DPWES. Sufficient flexibility shall be allowed to accommodate minor modifications required to accommodate additional stormwater management devices and/or tree plantings that may be required to satisfy such regulations.
15. Although modifications have been requested to transitional screening and buffer requirements to accept the vegetation and barriers shown on the SEA Plat, additional shrubs shall be provided within required screening buffer areas in order to generally satisfy the intent of Ordinance screening requirements, to the satisfaction of the Urban Forest Management Division (UFMD) of DPWES at the time of site plan review and subsequent pre-installation meeting.

16. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions, providing for preservation of all trees 10 inches in diameter and greater located within 25 feet of the proposed limits of clearing and grading, subject to the review and approval of UFMD.
17. Prior to installation of plants to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of UFMD. Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. Field location of planting material, when required by the approved plan, shall be reviewed at the pre-installation meeting
18. All landscaping provided shall be native to the middle Atlantic region, to the extent feasible, and non-invasive, as determined by UFMD. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the SE Plat.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above.